

This instrument prepared by:  
Edward S. Salomon, Esq.  
Robbins, Salomon & Patt, Ltd.  
25 East Washington Street, #1000  
Chicago, Illinois 60602



After recording return to:

VERNON LILLY

15833 S. KEDZIE

MARKHAM, IL 60426



SPECIAL WARRANTY DEED

This Indenture, made as of the 1ST day of AUGUST, 2000, between AUSTIN BANK OF CHICAGO, a Banking Association, duly authorized to transact business in the State of Illinois having an address at 5645 West Lake Street, Chicago, Illinois, ("Grantor") and VERNON LILLY, having an address at 15833 S. KEDZIE, MARKHAM, IL 60426, ("Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants specially unto Grantee all right, title and interest which Grantor has in the following described real property and rights and interests in real property situate, lying and being in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

(The foregoing real property together with all improvements and fixtures located thereon are sometimes collectively referred to herein as the "Property.")

PROPERTY: 9753 SOUTH BEVERLY AVENUE, CHICAGO, ILLINOIS 60643  
PIN: 25-08-101-042

Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property: (a) all improvements and fixtures located thereon, and (b) all easements, rights-of-way, streets and other appurtenances.

THE CONVEYANCE OF THE PROPERTY IS SUBJECT ONLY TO THOSE ENCUMBRANCES SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WITHOUT INTENDING TO REIMPOSE SAME.

48-1047 (CB)




# UNOFFICIAL COPY

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And Grantor does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.

AUSTIN BANK OF CHICAGO, an Illinois Banking Association:

By:   
SAM SCOTT, PRESIDENT

ATTEST:

By:   
COLETTE LOESHER, SENIOR VICE PRESIDENT

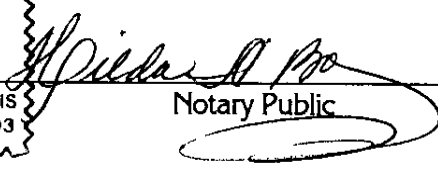
Property of Cook County Clerk of Courts

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that SAM SCOTT, personally known to me to be the President of AUSTIN BANK OF CHICAGO, and COLETTE LOESHER, personally known to me to be the Senior Vice President, of said Banking Association, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Senior Vice President, they signed and delivered the said instrument and caused the corporate seal of said banking association to be affixed thereto, pursuant to authority given by the Board of Directors of said banking association as their free and voluntary act, and as the free and voluntary act and deed of said banking association for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1ST day of August, 2000.

OFFICIAL SEAL  
HILDA A BRAN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 05/11/03

  
Notary Public

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EXHIBIT "A"

## LEGAL DESCRIPTION

9753 SOUTH BEVERLY AVENUE  
CHICAGO, ILLINOIS 60643

THE NORTH 45 FEET OF LOT 8 AND THE SOUTH 5 FEET OF LOT 9 IN VONSHILL'S RESUBDIVISION OF LOTS 33, 34, 35 AND 36 AND THE NORTH 1/2 OF LOT 37 AND THE NORTH 1/2 OF LOT 65, AND LOTS 66, 67, 68 AND 69 IN BLOCK 4 IN HILLIARD AND DOBBINS 1ST ADDITION TO WASHINGTON HEIGHTS, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM THE ABOVE DESCRIBED PREMISES ALL THOSE PARTS THEREOF INCLUSIVE WITHIN LOTS 33, 34 AND 67 IN BLOCK 4 IN HILLIARD AND DOBBINS 1ST ADDITION AFORESAID) IN COOK COUNTY, ILLINOIS.

PIN: 25-08-101-042

REAL ESTATE TRANSFER TAX	FP 326669
REAL ESTATE TRANSFER TAX	0003500
REAL ESTATE TRANSFER TAX	2769100000 #
STATE OF ILLINOIS	AUG. 17.00
STATE TAX	

PLEASE MAIL TAX BILLS TO:

VERNON LILLY

15833 S. KEOZIE AVE.  
MARKHAM, IL 60426

City of Chicago  
Dept. of Revenue  
233064  
08/17/2000-10:56 Batch 07273 14



Real Estate  
Transfer Stamp  
\$262.50

COOK COUNTY REAL ESTATE TRANSACTION TAX	000033200 #
COOK COUNTY REAL ESTATE TRANSACTION TAX	0001750
COOK COUNTY REAL ESTATE TRANSACTION TAX	FP 326670
REVENUE STAMP	AUG. 17.00
COUNTY TAX	

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

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1. General Real Estate Taxes not yet due and payable at the time of closing.
2. Special assessments confirmed after the contract date.
3. Building, building line and use of occupancy restrictions, conditions and covenants of record.
4. Zoning laws and ordinances.
5. Easements for public utilities.
6. Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.
7. Party walls, party wall rights and agreements.; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the declaration of condominium, if any, and all amendments thereto; installments of any assessments due after the time of possession.
8. Acts of Purchaser or his agent.